



APPLICATION ACCEPTED: March 2, 2012
PLANNING COMMISSION DECISION: January 24, 2013
BOARD OF SUPERVISORS: tbd

County of Fairfax, Virginia

January 10, 2013

WS

STAFF REPORT ADDENDUM

APPLICATION RZ/FDP 2012-BR-003

BRADDOCK DISTRICT

APPLICANT: Tariq Khan

EXISTING ZONING: R-1, WS

PROPOSED ZONING: PDH-2, WS

PARCEL(S): 56-4((6))-1

ACREAGE: 1.90 acres

DENSITY: 1.05 du/ac

OPEN SPACE: 52.1%

PLAN MAP: Residential at 1 to 3 dwelling units per acre (du/ac)

PROPOSAL: The applicant seeks to rezone 1.90 acres from R-1 and WS (Water Supply Protection Overlay) to PDH-2 (Planned Development at 2 du/ac) and WS to permit the development of two single-family detached dwelling units at an overall density of 1.05 du/ac.

Brent Krasner, AICP

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-BR-003 subject to the execution of proffers consistent with those found in Attachment 2 of this report.

Staff recommends approval of FDP 2012-BR-003 subject to development conditions consistent with those contained in Attachment 3 of this report.

Staff recommends approval of a waiver of two acre minimum district size for the PDH district, to allow a district of 1.90 acres.

Staff recommends approval of a modification of the P district recreation contribution to allow the funds to be directed off-site.

Staff recommends approval of a modification of the PFM requirements at the time of site plan approval to allow bio-retention facilities to be located on individual single-family detached residential lots (PFM Section 6-1307.2A).

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\bkrasner\ZED\Applications\Rezoning\2012-BR-003 Shirley Gate\Report\Addendum\2012-BR-003_Staff Report Addendum Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

BACKGROUND AND DISCUSSION

The applicant, Tariq Khan, requests a rezoning from R-1 and WS to PDH-2 and WS and associated FDP approval on a 1.90 acre parcel on Shirley Gate Road. The original FDP showed three single-family homes accessed via a private street. After receiving a negative recommendation from Staff and hearing concerns from neighbors during the Planning Commission public hearing, the applicant has revised the FDP and now shows two single family homes accessed from a shared driveway and private street. The following addendum to the original staff report summarizes prior concerns, reviews the new plan, and provides an updated Staff recommendation.

Staff Report– November 15, 2012

The staff report for RZ/FDP 2012-BR-003 published on November 15, 2012, recommended denial of the applications. This recommendation was based on a finding of inconsistency with the Comprehensive Plan's residential development criteria and the Planned Development District Standards in the Zoning Ordinance. Specifically, staff found the proposed layout, which placed two of the three homes at a perpendicular angle to Shirley Gate Road, was inconsistent with the adjacent homes to the south which all front on the road at a similar setback. Despite the fact that the proposed density is within the limits of the Plan's recommendations, the narrow width of the property constrained the applicant's ability to situate the homes consistent with the surrounding neighborhood. Given this, the report recommended that the number of units should be reduced to two to allow for both homes to be oriented toward Shirley Gate Road.

Planning Commission Public Hearing – December 5, 2012

At the public hearing staff explained that while the applicant had attempted to visually conform to the architecture of the Cloisters development, in reality, the subject property was more closely related to the single family homes on large lots that run along the east side of Shirley Gate Road, to the south. Staff recommended that greater emphasis be placed on maintaining the low-density, semi-rural character of the neighborhood to the south, rather than mimicking the high density nature of the Cloisters.

During the course of the public hearing, several neighbors testified with concerns about the proposed layout. In addition, many members of the Commission raised concerns about conformance with Planned District Standards. Ultimately, the Planning Commission inquired if the applicant would be willing to redesign their Final Development Plan to show two units. The applicant verbally agreed to consider this change. The Planning Commission deferred decision of the application (while still keeping the public hearing open for additional public comment) to January 24, 2013.

Revised Final Development Plan – January 3, 2013 (Attachment 1)*Revised Site Layout*

The applicant's revised CDP/FDP now shows two lots to be accessed via a 20' wide private street and shared driveway from Shirley Gate Road. The lots, measuring 17,043 sf. and 17,992 sf., allow the homes to face Shirley Gate Road at a slight offset, set back about 200 feet from the right-of-way (consistent with the properties to the south). The remainder of land at the eastern end of the property and at the southwest corner is set aside as a conservation area (totaling 28,817 sf.) that would be maintained in a natural state by the proposed homeowners association. The revised typical house layout on Sheet 4 of the CDP/FDP shows larger homes than the previous submission (about 4,000-5,000 sf. in area), with minimum setbacks of 49 feet, 28 feet, and 8 feet for the front, rear and side yards, respectively. The architectural design depicted on Sheet 6 continues to reflect a colonial theme, similar to that found in the adjacent Cloisters neighborhood.

Vehicular Access/Parking/Pedestrian Access

The applicant is proposing to provide seven parking spaces (split between the garages and driveways for each home), which exceeds the ordinance requirement for six spaces. The applicant continues to provide a four foot wide sidewalk along the private street that connects to the sidewalk along Shirley Gate Road.

Tree Save and Landscaping

The area of tree preservation/conservation has been increased by about 800 sf. to 28,817 sf. which will be preserved in a natural state and maintained by the HOA. The total open space provided on the site is 0.66 acres or 52.1%.

The plans show shrub and tree plantings along the private street and along portions of the property line separating the residential lots from the adjacent homes to the north and south. A development condition has been proposed that will require additional plantings to create a landscaped buffer of shrubs to act as a physical barrier to separate the conservation area from the residential lots.

The applicant continues to make the necessary proffer commitments to protect and preserve the existing mature trees through monitoring and tree appraisals by a certified arborist. The applicant has also proffered to utilize proper preservation measures during construction, as approved by UFM, DPWES.

Stormwater Management

The Stormwater Management narrative on Sheet 5 of the CDP/FDP is consistent with the prior submission. Runoff will be accommodated by underground storage tanks located in infiltration trenches in the front yard of each lot. A PFM modification will still be required to allow stormwater facilities on residential lots.

Separate rain tanks that will accommodate the first-half inch of rainfall are located in the rear yard of each lot. For Best Management Practices (BMP), the applicant continues to utilize pervious pavers for all of the private street and driveway surfaces. It is noted that these measures are not formally recognized by the County's Public Facilities Manual (PFM), and are subject to final approval by DPWES at site plan approval. The applicant may be required to substitute another approved measure(s) to provide the required BMP; a proffer which recognizes this potential continues to be provided.

Plan Analysis - Residential Development Criteria/Planned District Standards

Staff previously identified several concerns that, in staff's opinion, were in conflict with elements of the Residential Development Criteria and Planned Development District Standards. The revised submission has largely addressed these concerns:

Site Design/Neighborhood Context

The revised site layout has addressed staff's previous concerns about integration with the surrounding community, as the orientation of the homes has been shifted so that both will face directly onto Shirley Gate Road. In addition, the homes are now set back further on the lot and are roughly aligned with existing single family homes along Shirley Gate Road to the south.

Planned District Standards

Similarly, the revised plan now provides a more seamless transition from the higher-density development of the Cloisters and lower-density development of the RC District. Two units fronting directly on Shirley Gate Road is a more logical arrangement for the subject property, given its narrow width. This orientation was specifically recommended by staff in the previously published report. It is staff's opinion that by incorporating this change, in conjunction with the significant environmental measures such as pervious pavers, rain baskets, and energy star homes, the applicant has now more closely met the purpose and intent of the Planned Development District.

Revised Proffers (Attachment 2)

The applicant has submitted revised proffers in conjunction with the revised FDP. The proffer commitments are consistent with those provided in the staff report, but have been updated to account for the reduced unit count and the new site layout. The same environmental, recreation, tree preservation, low impact development commitments are provided. The proffer related to being annexed by the Cloisters HOA has been eliminated.

Final Development Conditions (Attachment 3)

Minor revisions have been made to the development conditions to account for the revised FDP. The condition related to screening the parking has been eliminated since this element is no longer a part of the plan. A new condition has been added that requires the applicant to install shrub plantings along the boundary between the residential lots and the conservation areas.

CONCLUSION AND RECOMMENDATIONS

In light of the significant changes to the Final Development Plan and the continuation of strong environmental commitments, staff has reevaluated its position on the application. In staff's opinion, the proposal is now more consistent with the surrounding neighborhood and provides a better transition along Shirley Gate Road. The environmental measures to be employed will help ensure that the development does not negatively affect water quality in the adjacent RC District and Occoquan watershed. As such, and in consideration of the circumstances particular to the location of this application, staff now finds that the proposal is consistent with the Comprehensive Plan and the Zoning Ordinance and makes the following recommendations:

Staff recommends approval of RZ 2012-BR-003 subject to the execution of proffers consistent with those found in Attachment 2 of this report.

Staff recommends approval of FDP 2012-BR-003 subject to development conditions consistent with those contained in Attachment 3 of this report.

Staff recommends approval of a waiver of two acre minimum district size for the PDH district, to allow a district of 1.90 acres.

Staff recommends approval of a modification of the P district recreation contribution to allow the funds to be directed off-site.

Staff recommends approval of a modification of the PFM requirements at the time of site plan approval to allow bio-retention facilities to be located on individual single-family detached residential lots (PFM Section 6-1307.2A).

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any proffers or conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this Rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

ATTACHMENTS

1. Final Development Plan – Tariq Khan Property, dated January 3, 2013
2. Revised Proffers
3. Revised Development Conditions

TARIQ KHAN PROPERTY

4335 SHIRLEY GATE ROAD
FAIRFAX COUNTY, VA 22030

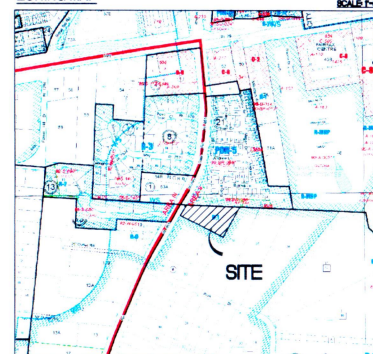
TAX MAP#=0564-06-0001

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

VICINITY MAP



ZONING MAP



MODIFICATION REQUESTS

RE: TARIQ KHAN PROPERTY
4335 SHIRLEY GATE ROAD
REQUEST FOR VARIATION OF 2-ACRE MINIMUM FOR FCH REZONING

WE HEREBY REQUEST THAT THE MINIMUM DISTRICT SIZE OF TWO (2) ACRES PER SECTION 9-107D BE WAIVED FOR THE PLANNED DEVELOPMENT DISTRICT REGULATIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR THE FOLLOWING REASONS:

1. OUR SITE CONSISTS OF 1.884 ACRES AND IS THE LAST PARCEL LOCATED IN THE FAIRFAX COUNTY DEVELOPMENT AREA AND THERE IS NO OPPORTUNITY TO INCREASE THE PARCEL SIZE INSIDE THE DELINEATED AREA TO 2.0 ACRES.

2. THE DESIGNATED ZONING FOR RESIDENTIAL UNITS IS UP TO 3 UNITS PER ACRE. WE ARE REQUESTING A REZONING TO RCH-12 AND THE ACTUAL DENSITY WILL BE 150 FOR A TOTAL OF 3 SINGLE FAMILY UNITS.

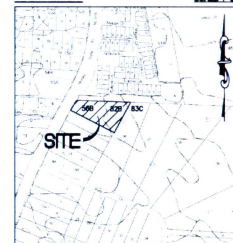
3. THE OPEN SPACE REQUIREMENT FOR A RCH-12 ZONING IS 30% AND WE ARE PROPOSING LOW IMPACT DEVELOPMENT THAT WILL MAINTAIN A MINIMUM OF 30% OPEN SPACE.

4. PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN IMPLEMENTATION IN THIS AREA, IT IS SUGGESTED THAT THE PLANNED DEVELOPMENT DISTRICT REGULATIONS BE UTILIZED FOR DEVELOPMENT.

5. ONE OF THE KEY COMPONENTS OF THIS SUBDIVISION WILL BE WATER CONSERVATION TO COLLECT WATER FOR GRAY WATER USAGE.

WE THEREFORE REQUEST THAT YOU GIVE CAREFUL CONSIDERATION TO OUR REQUEST AND APPROVE THE REQUEST FOR VARIATION OF THE TWO (2) ACRE REQUIREMENT.

SOILS MAP



OWNER AND APPLICANT:
TARIQ KHAN
13120 WESTBROOK DR
FAIRFAX, VA 22030
703-623-2470

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. EXISTING CONDITIONS PLAN
4. LANDSCAPE PLAN
5. GENERAL NOTES + COMMENTS
6. EXISTING VEGETATION MAP AND ARCHITECTURAL VIEW
7. TREE PRESERVATION PLAN
8. TREE PRESERVATION PLAN
9. TREE PRESERVATION DETAILS

SOILS DATA

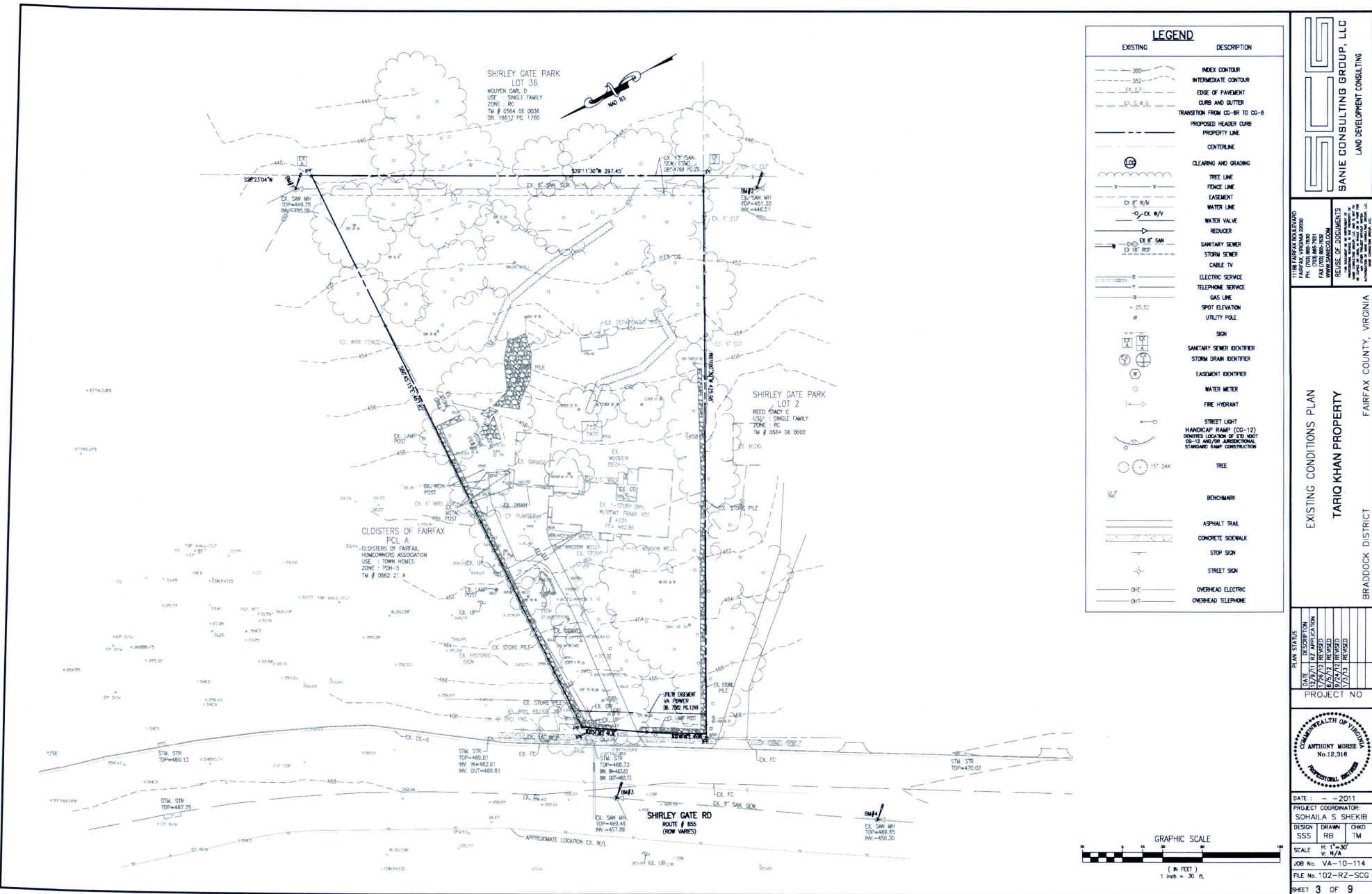
SOIL NUMBER	SOIL NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	NEW SOIL PROBLEM CLASS
56B	HATTONTOWN-ORANGE COMPLEX	POOR-P,C,B	POOR-P,R,S,C	MEDIUM	IVA
82B	ORANGE SILT LOAM	POOR-P,C,B	POOR-P,C,R,S	MEDIUM	III
83C	ORANGE SILT LOAM, VERY STONY	POOR-P,C,B	POOR-P,C,R,S	HEIGH	III

ENGINEER/PLANNER

SCG
SANIE CONSULTING GROUP, LLC

LAND DEVELOPMENT CONSULTING
11166 FAIRFAX BLVD.
SUITE 401
FAIRFAX, VA 22030
PH: (703) 865-7630
FAX: (703) 865-7632
WWW.SANIECG.COM

SHE
VA



SANIE CONSULTING GROUP, LLC
 LAND DEVELOPMENT CONSULTING

11000 FARM ROAD 2000
 FAIRFAX, VIRGINIA 22030
 PH: (703) 460-8800
 FAX: (703) 460-8800
 WWW.SANIECONSULTING.COM

EXISTING CONDITIONS PLAN
TARIQ KHAN PROPERTY

BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
12/2/11	RE APPLICATOR
12/2/11	RE DESIGNED
12/2/11	RE DESIGNED
12/2/11	RE DESIGNED

PROJECT NO.



DATE: 12/2/11
 PROJECT COORDINATOR:
 SONAILA S. SHEKIB
 DESIGN: RB
 DRAWN: RB
 CHECK: TM
 SCALE: H: 1"=30'
 V: 1"=10'
 JOB No. VA-10-114
 FILE No. 102-RZ-SCG
 SHEET 3 OF 9

THE PROJECT DELINEATED ON THE CONCEPTUAL DEVELOPMENT PLAN (CDP) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP # 564-001.

2. THE BOUNDARY INFORMATION SHOWN HEREIN IS COMPILED FROM DEEDS OF RECORD AND BOUNDARY SURVEY DONE BY TARGET SURVEYS, INC. DATED 10/20/11. NO TITLE REPORT WAS FURNISHED.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED ON ACTUAL FIELD SURVEY DONE BY SANIT CONSULTING GROUP, LLC DATED 04/04/2011. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT (2.00) METER CONTOUR INTERVAL.

4. THERE ARE NO FLOOD PLAINS OR POND ON THIS SITE.

5. THIS PARCEL, TAX ASSESSMENT MAP # 564-001 PARCEL 1 IS TO BE REZONED TO PM012 DISTRICT FOR RESIDENTIAL USE (R0100R).

6. THE PROPERTY SHOWN ON THIS CDP#001 IS IN THE BRADDOCK MAPSHEET DISTRICT, THE ACCOTINK R/W SANITARY SEWER DISTRICT AND THE POTERS HEAD CREEK WATER SHED.

7. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE ZONING ORDINANCE, CHAPTER 22-1, AND ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARD STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:

(a) A MODIFICATION OF THE INTERSECTING YARD AS REQUIRED ALONG THE NORTH AND NORTH-EASTER BOUNDARIES LINES PER SDC 13.304.45 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

(b) A WAIVER OF THE 600' MAXIMUM LENGTH FOR PRIVATE STREETS AS REQUIRED IN SECTION 11.1-2002.2 OF THE COUNTY ZONING ORDINANCE IS REQUESTED.

8. ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-94, THERE IS A BICYCLE/PEDESTAL ROUTE ALONG THE WESTERS EDGE OF SHIRLEY GARDEN DRIVE. THIS ROUTE IS AN OFF-SITE LOCATION, THEREFORE NOT REQUIRED FOR THIS DEVELOPMENT.

9. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER AND PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.

10. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) FACILITIES ARE REQUIRED TO BE SITED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCES AS APPROVED BY THE FAIRFAX COUNTY, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

11. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES. THE LOCATION AND DEPTH OF THE UTILITIES ARE UNKNOWN BY THE DEVELOPER (UNDERGROUND) UTILITY (EASMENT) HAVING 4" OR MORE (1/4") WIDTH ON THE SITE.

12. THIS PLAN DOES NOT SHOW UTILITIES, ALL NECESSARY PUBLIC UTILITIES ARE RELIED UPON TO THE SITE AND PUBLIC UTILITIES ARE TO BE DEVELOPED BY A UTILITY COMPANY UNDER APPROVED CONSTRUCTION PLAN. SANIT CONSULTING GROUP, LLC ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION BIDDING.

13. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.

14. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.

15. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. THE TYPE OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES.

16. ALL KINDS OF OFF-SITE, GRADING, R/O, FENCING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH THE PERMISSION OF ADJACENT OWNERS.

17. PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS ARE IDENTIFIED. PROPOSED TREE COVER PROVIDED WILL BE NOT PROTECTED, IF PROVIDED, THE GARAGE AND ANY TANDROM SPACE BEHIND IT WILL BE COUNTED AS ONE OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ONSITE PARKING MAY BE LOCATED ON THE SURFACE, AND/OR WITHIN THE BUILDING FOOT PRINT.

18. IN ACCORDANCE WITH PARAGRAPH (A) OF SECTION 9-1.04 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DENSITIES, HEIGHTS, SPACING, AND PLACEMENT OF TREES MAY BE APPROVED. GARAGES, SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. FILL AREAS, EXCEPT FOR THE MINIMUM LOT LAYERS, DITCHES, AND STORM ARE OPTIONAL FOR EACH LOT/UNIT AND WILL BE SPECIFIED BY THE TYPE OF FINAL ENGINEERING. ANY STAGS AND STORMS SHOWN ON THIS CDP#001 ARE FOR INFORMATION ONLY. THE APPLICANT MAY REQUEST A VARIATION MAY BE. MODIFIED, ANY MODIFICATION SHALL NOT REDUCE THE PERMITTER BUILDING SET BACK DIMENSIONS FROM PROPERTY LINES AS SHOWN ON THIS PLAN.

19. THE PARCEL IS SERVED BY PUBLIC UTILITIES.

20. PUBLIC IMPROVEMENTS, BOTH ON AND OFFSITE, ARE SHOWN ON THE PLAN. TIMING AND SEQUENCE OF CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL BE DEPEND ON MARKED CONDITIONS.

21. THE FINAL SEQUENCE OF CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL BE DEPEND ON MARKED CONDITIONS.

22. NO RIGHT OF WAY DEDICATION IS PROPOSED WITH THIS DEVELOPMENT.

THERE IS NO NATURAL BIRD AND BAWKS CONDITION WITHIN 400 FEET OF THE ESTE PROPERTY LINE OF THE PROJECT. THEREFORE THE FOCUS IS TO TRY TO MAINTAIN NATURAL BIRD AND BAWKS CONDITION WITHIN THE SITE. THE FOLLOWING ARE THE MEASURES BY PROVIDING UNDERGROUND RAIN BARRELS IN A 6 X 6 CONFIGURATION (3' WIDE & 3' DEEP) IN SWALES SHOWN ON THE FRONT OF EACH LOT TO STORE 2 AND 10 GALLONS OF RAIN WATER TO BE USED FOR IRRIGATION PURPOSES. THIS IS A MORE SUSTAINABLE, CAPTURED FACILITY WHICH WILL ALLOW RUNOFF TO INFILTRATE BACK INTO THE GROUND AND ADDITIONAL FLOW TO MOVE/THROUGH OVERLOOKS UNDER THE LOT. THIS IS THE BEST INTO NATURAL OPEN SPACE AND CONSERVATION AREA AS IT CURRENTLY DOES.

IN ADDITION, THE FIRST HALF-MILE OF RUNOFF FROM THE ROOF TOPS WILL BE COLLECTED AND ROUTED INTO A RAIN TANK LOCATED IN THE REAR YARD ON EACH LOT. THIS CAN BE USED FOR IRRIGATION PURPOSES. THE SECOND HALF-MILE OF RAIN AND WASHING WHICH PROMOTES WATER CONSERVATION AND WATER YARD FOR REMOVAL BY OVERLAND SLOPE.

WE THEREFORE REQUEST A FIRM ALIGNMENT BE GRANTED FOR SUSTAINABLE WATER CONSERVATION AND WASHING FACILITIES PROVIDED FOR THE SITE TO TRY TO MAINTAIN NATURAL FLOW PATTERNS DUE TO THE ABSENCE OF NATURAL BIRD AND BAWKS CONDITION LOCATED NEAR THE SITE TO OUTLINE. THESE FACILITIES PROVIDE

SWM / BMP FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED

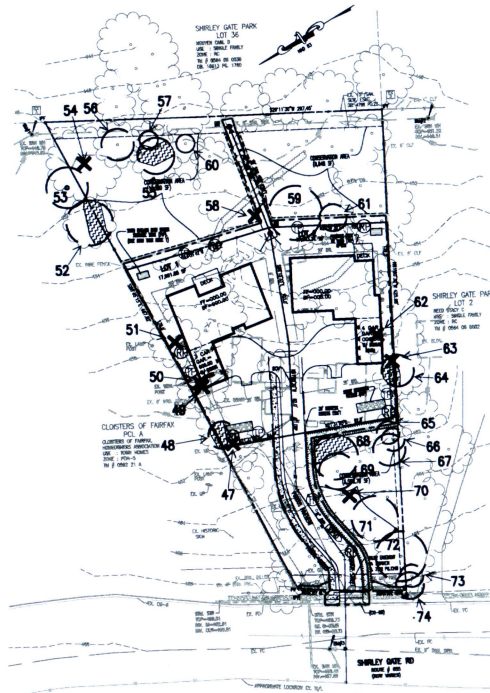
The diagram illustrates a cross-section of a permeable pavement system. The layers, from top to bottom, are:

- Formative (open) gravel**: The top layer, shown as a grid of square openings.
- Open-graded base (open) gravel**: A layer of smaller, loose gravel.
- Open-graded base (open) gravel**: A second layer of loose gravel.
- Open-graded base (open) gravel**: A third layer of loose gravel.
- Open-graded subgrade**: The bottom layer, shown as a grid of square openings.
- Concrete (open) gravel**: A layer of concrete with gravel embedded in it.
- Open-graded subgrade**: The bottom layer, shown as a grid of square openings.

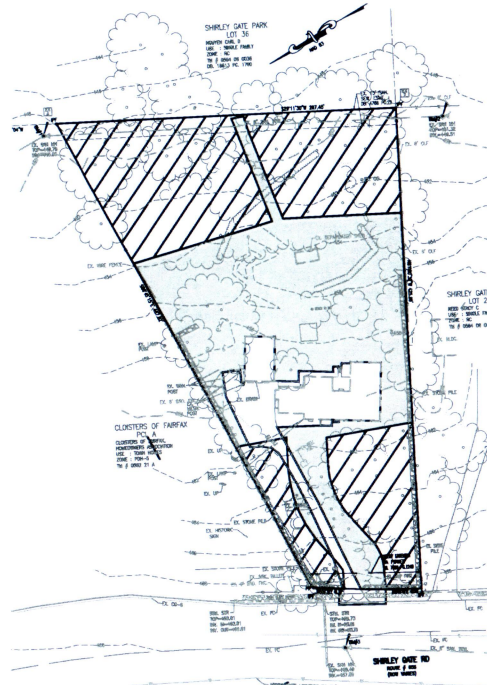
 The diagram also shows a **Water** flow arrow pointing downwards through the layers. Below the diagram is a photograph of a similar permeable pavement system installed in a landscape, showing a grid of square openings filled with gravel, surrounded by green plants and orange flowers.

NOTE:

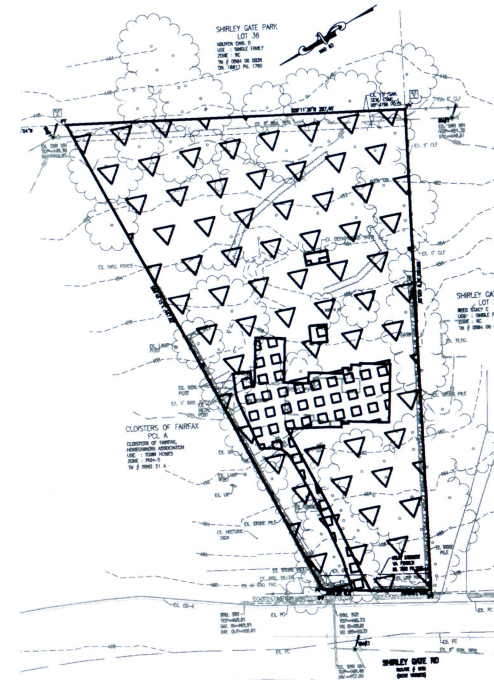
THE CONCEPT OF THE RAIN BASKETS ARE THE SAME AS A GRAVEL PERCOLATION TRENCH FOR DETENTION. THE BIGGEST DIFFERENCE IS THAT IT HAS 94% VOID SPACE, INSTEAD OF 40% VOID SPACE. THIS PRODUCT IS GREEN SUSTAINABLE CERTIFIED.



TREE CONSERVATION PLAN
SCALE: 1"=50'



10 YEAR CANOPY EXHIBIT
SCALE: 1"=50'



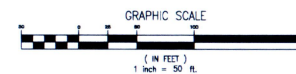
EXISTING VEGETATION MAP
SCALE: 1"=50'

TREE CONSERVATION PLAN LEGEND	
TREE TO BE REMOVED AT DISCRETION OF OWNER	642 X
TREE TO BE PRESERVED: OUTER CIRCLE REPRESENTS TYPICAL ROOT ZONE	642 O
CATEGORY 4 NATIVE TREE	642 *
MULCHING AREA	642 [hatched pattern]
TREE PROTECTION FENCE & ROOT PRESERVING	642 [TP/RP symbol]
LIMIT OF DISTURBANCE	642 [dashed line]

10 YEAR CANOPY EXHIBIT LEGEND	
PRESERVED TREE CANOPY AREA: 38,741.00 SQ. FT.	[hatched pattern]
REMOVED TREE CANOPY AREA: 34,269.00 SQ. FT.	[white box]

PRESERVE TREES ALONG THE NORTH-WESTERN BOUNDARY TO THE GREATEST EXTENT POSSIBLE

EXISTING VEGETATION MAP LEGEND							
	COVER TYPE	COVER SAMPLE	PRIMARY SPECIES	SUCCESIONAL STAGE	PRIMARY SPECIES SIZE	CONDITION	AREA
2	UPLAND FOREST	[tree symbol]	WHITE OAK, HICKORY	SUB-CLIMAX	12-24" DIAMETER	GOOD	73,167.06 SQ. FT.
	DEVELOPED LAND	[building symbol]	N/A	N/A	N/A	N/A	10,372.31 SQ. FT.
TOTAL							83,539.37 SQ. FT.
COMMENTS: UNDERSTORY FILLED WITH DENSE INVASIVES: BAMBOO AND WYSTERIA							



THIS PLAN WAS PREPARED BY DONALD L. ZIMM, MARYLAND REGISTERED FORESTER #8373, FOR CERTIFIED ARBORIST MA-0036, FOR CERTIFIED TREE RISK ASSESSOR #706.

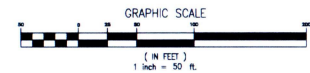
ADJUSTMENT MAY BE NEEDED AND APPLICABLE AT SUBDIVISION PLAN SUBMISSION

Tag #	Species	Size	**TRZ	***Condition	Average Crown Radius	Canopy Position	Crown Density	Problems	Status	Activities	Comments
		DBH (in)	R (ft)	%	R (ft)	%					
47	White Oak	14	14	60	14	Codominant	60	Severe trunk decay	Remove	X	X
48	Hickory	12	12	75	12	Codominant	70		Preserve	X	X
49	White Oak	14	14	65	14	Codominant	60	Heavy vines, Deadwood	Remove	X	X
50	Red Maple	14		0				Dead	Remove	X	X
51	Red Oak	18	18	60	18	Codominant	40	Declining	Remove	X	X
52	White Oak	20	20	75	20	Codominant	60		Preserve	X	X
53	Red Oak	18	18	60	18	Codominant	60	Stressed, Twin crown	Preserve	X	X
54	White Oak	26	26	55	26	Codominant	60	Heavy vines, Trunk decay	Remove	X	X
55	White Oak	18	18	60	18	Codominant	75	Heavy vines	Preserve	X	X
56	White Oak	14	14	80	14	Codominant	75		Preserve	X	X
57	Hickory	8	8	85	8	Intermediate	30		Preserve	X	X
58	Hickory	8	8	85	8	Intermediate	30		Preserve	X	X
59	Hickory	24	24	85	24	Dominant	30		Remove	X	X
60	Red Oak	24	24	85	24	Dominant	30		Preserve	X	X
61	White Oak	12	12	75	12	Intermediate	70		Remove	X	X
62	White Oak	8/8/16	16	75	16	Dominant	70		Remove	X	X
63	White Oak	12	12	75	12	Intermediate	75		Remove	X	X
64	White Oak	14	14	75	14	Codominant	75		Preserve	X	X
65	Red Oak	10	10	75	10	Codominant	75		Preserve	X	X
66	White Oak	14/14	14	85	14	Codominant	50	One lead dead	Preserve	X	X
67	Red Oak	10	10	75	10	Codominant	75		Preserve	X	X
68	White Oak	20	20	85	20	Dominant	30		Preserve	X	X
69	White Oak	16	16	80	16	Dominant	30		Preserve	X	X
70	Pin Oak	18	18	40	18	Dominant	30	Hollow	Remove	X	X
71	White Oak	20	20	75	20	Dominant	75		Preserve	X	X
72	White Oak	22	22	65	22	Dominant	75	Large deadwood	Preserve	X	X
73	White Oak	10/10	10	70	10	Intermediate	60	One lead declining	Preserve	X	X
74	White Oak	12	12	75	12	Intermediate	75		Preserve	X	X

DBH = Diameter at Breast Height (measured 4.5 feet above ground)
**TRZ = Typical Root Zone (1 foot of radius per inch of tree diameter)
***Condition ratings provided as percentages based on methods outlined in the latest edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture
R= Prune to reduce risk by crown cleaning to remove deadwood 2.0 inches or larger at point of attachment
TRZ for trees with multiple stems were calculated based on the diameter of a tree with the basal area equivalent to sum of the basal areas for all stems measured
C = Crown cleaning, by pruning dead, diseased, detached, and broken branches 2 inches in diameter and larger as close to the point of origin possible without cutting into branch collar tissue

Table 12.12 10-YR TREE CANOPY CALCULATION WORKSHEET			
Project	4335 SHIRLEY GATE RD	CURRENT ZONE	R-1
TAX MAP #	0564 06 0001	SITE AREA (SF)	83539.368
STEP			
A. Tree Preservation Target and Statement			
A	Pre-development area of existing tree canopy (from Existing Vegetation Map)	=	74442.42
B	Percentage of gross site area covered by existing tree canopy	=	89%
C	Percentage of 10-year canopy required for site (see Table 12.4)	=	30%
D	Percentage of the 10-year canopy requirement that should be met through tree preservation	=	27%
E	Proposed percentage of canopy requirement that will be met through tree preservation	=	196%
F	Has the Tree Preservation Target minimum been met?	(YES/NO)	YES
G	If NO for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation target cannot be met.		N/A
H	Provide sheet number where deviation request is located. If step G requires a narrative, it shall be prepared in accordance with §12-0507.4		N/A
STEP TOTALS			
B. Tree Canopy Requirement			
B1	Identify gross site area	=	83539.368
B2	Subtract area dedicated to parks, road frontage and	=	\$ 12-0510.1A
B3	Subtract area of exemptions	=	\$ 12-0510.1B
B4	Adjusted gross site area (B1-B2)	=	\$ 12-0510.1C(1) through \$ 12-0510.1C(6)
B5	Identify site's zoning and/or use	=	R-1
B6	Percentage of 10-year tree canopy required	=	30%
B7	Area of 10-year canopy required (B4 x B6)	=	25061.8
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is YES, then list plan sheet where modification request is located	N/A	Sheet Number
C. Tree Preservation			
C1	Tree Preservation Target area	=	25061.8
C2	Total existing canopy area meeting standards of § 12-0200	=	37699.9
C3	C2 x 1.25	=	46999.875
C4	Total canopy area provided by unique or valuable forest or woodland communities	=	0
C5	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees	=	0
C6	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees	=	0
C7	Canopy area of trees within Resource Protection Areas (RPAs) and 100-year floodplains	=	0
C8	Total of C3, C4, C5, C6, C7 and C8	=	46999.875
C9	If area of C10 is less than 87 remainder of requirement must be met through tree planting	=	go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10)	=	-21938.1
D2	Area of canopy planted for air quality benefits	=	0
D3	Area of canopy planted for energy conservation	=	0
D4	Area of canopy planted for water quality benefits	=	0
D5	Area of canopy planted for wildlife benefits	=	0
D6	Area of canopy provided by native shrubs or woody seed mix	=	0
D7	Percentage of D14 represented by D15	=	0
D8	Total tree canopy area provided through tree planting	=	0
D9	Is an offsite planting relief requested?	=	Yes or No
D10	Tree Blank or Tree Fund?	=	0
D11	Canopy area requested to be provided through offsite banking or tree fund	=	0
D12	Amount to be deposited into the Tree Preservation and Planting Fund	=	0
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10)	=	46999.875
E2	Total of canopy area provided through tree planting (D17)	=	0
E3	Total of canopy area provided through offsite mechanism (D18)	=	0
E4	Total of 10-year Tree Canopy Provided	=	46999.875

Requirements Met? 25061.8 OK



THIS PLAN WAS PREPARED BY DONALD E. ZIMM, MARYLAND REGISTERED FORESTER #371, BY CERTIFIED ASSISTANT WA-0036, BY CERTIFIED TREE REMOVAL SPECIALIST #794.

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TREE PRESERVATION PLAN
TARIQ KHAN PROPERTY
FAIRFAX COUNTY, VIRGINIA
BRADDOCK DISTRICT

PLAN STATUS
DATE: 12/28/11 BY: APPLICATION
1/25/12 REVIEWED
6/27/12 REVIEWED
7/2/12 REVIEWED

PROJECT NO

ANTHONY MORSE
PROFESSIONAL DESIGNER

DATE: -- 2011

PROJECT COORDINATOR: SOHAILA S. SHEKIB

DESIGN: SSS DRAWN: CHND

SCALE: H: 1"=50' V: N/A

JOB No. VA-10-114

FILE No. 102-RZ-SCG

SHEET 8 OF 9

TREE PRESERVATION NOTES

1. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AS MOST RECENTLY PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX URBAN FOREST MANAGEMENT (FFU-UFM).
2. A PROFESSIONAL ISA CERTIFIED ARBORIST SHALL BE OBTAINED TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN AS THE "PROJECT ARBORIST".
3. ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SUCH AS ROOT PRUNING, INSTALLATION OF TREE PROTECTION FENCING AND SOIL CONTROL DEVICES, REMOVAL OF TRUNK AND DEBRIS, OR EXTRACTION OF TREES, SHALL BE PERFORMED TO ELIMINATE HAZARDOUS CONDITIONS. REMOVAL OF TRUNK AND DEBRIS SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DAMAGE TO ADJACENT TREES, UNDERSTORY SHRUBS, HERBACEOUS PLANTS, LEAF LITTER, ROOT SYSTEMS AND SOIL CONDITIONS. REMOVAL OF ANY VEGETATION OR SOIL DISTURBANCE IN TREE PRESERVATION AREAS INCLUDING THE REMOVAL OF PLANT SPECIES THAT MAY BE PERCEIVED AS NOXIOUS OR INVASIVE, SUCH AS POROSIN (VY), GREENBRIER, MULTI-FLOAL ROSE, ETC. SHALL BE PROHIBITED SUBJECT TO THE REVIEW AND APPROVAL BY FFU-UFM. THE USE OF EQUIPMENT IN TREE PRESERVATION AREAS WILL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAW, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF EQUIPMENT, SUCH AS SKID LOADERS, TRACTORS, TRUCKS, STUMP-GRINDERS, ETC. OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL BE PROHIBITED SUBJECT TO REVIEW AND APPROVAL BY FFU-UFM.
4. TREES DESIGNATED IN THE APPROVED TREE CONSERVATION PLAN FOR "HAND REMOVAL" ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW AS TO AVOID DAMAGE TO SURROUNDING TREES AND UNDERSTORY VEGETATION TO BE PRESERVED. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP-GRINDING MACHINE IN A MANNER THAT CAUSES AS LITTLE DISTURBANCE AS POSSIBLE TO ADJACENT TREES, VEGETATION AND SOIL CONDITIONS. PROJECT ARBORIST SHALL BE ON-SITE TO MONITOR ALL STUMP GRINDING OPERATIONS.
5. ROOT PRUNING SHALL BE PERFORMED AS NEEDED TO COMPLY WITH THE REQUIREMENTS OF THE APPROVED TREE CONSERVATION PLAN. ALL TREATMENTS SHALL BE CLEARLY IDENTIFIED, LABELED, AND DETAILED ON THE EROSION AND SEDIMENT CONTROL SHEETS OF THE RESPECTIVE PUBLIC IMPROVEMENT/SITE PLAN SUBMISSION. THE DETAILS FOR THESE TREATMENTS SHALL BE REVIEWED AND APPROVED BY FFU-UFM, ACCOMPLISHED IN A MANNER THAT PROTECTS ADJACENT AND ADJACENT VEGETATION TO BE PRESERVED, AND MAY INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18 INCHES.
 - ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING.
 - ROOT PRUNING SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST.
6. MULCHING - IN CONJUNCTION WITH CLEARING, GRADING AND EAS ACTIVITIES, TREES INDICATED FOR MULCHING IN THE APPROVED TREE CONSERVATION PLAN SHALL BE MULCHED. HARDWOOD CHIPS OR SHREDED MULCH SHALL BE APPLIED AT A DEPTH OF 3-4 INCHES AND ONLY WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE. CHIPS SHALL NOT TOUCH BASE OF TREE.
 - HEAVY EQUIPMENT IS PROHIBITED FROM ENTERING THE TREE PRESERVATION AREA(S) TO DISTRIBUTE MULCH.
 - HEAVY EQUIPMENT MAY BE USED TO DISTRIBUTE CHIPS OVER TREE PROTECTION FENCING AT "DISTRIBUTION LOCATIONS" DETERMINED BY "PROJECT ARBORIST".
7. ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE TREE CONSERVATION PLAN SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED. THE STORAGE OF EQUIPMENT, MATERIALS, CHEMICALS, AND DEBRIS AS WELL AS VEHICULAR TRAFFIC OR THE PARKING OF VEHICLES SHALL NOT BE PERMITTED WITHIN TREE PRESERVATION AREAS.
8. TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS. ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SPECIES AS A STRUCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE FELLEED TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.
9. ALL TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY TREE PROTECTION FENCE. TREE PROTECTION FENCING IN THE FORM OF FOUR (4) FOOT HIGH, FOURTEEN (14) GAUGE WELDED WIRE ATTACHED TO SIX (6) FOOT STEEL POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND AND PLACED NO FURTHER THAN TEN (10) FEET APART OR SUPER SILT FENCE TO THE EXTENT THAT REQUIRED TRENCHING FOR SUPER SILT FENCE DOES NOT SEVER OR LIMIT THE ROOT PLATE WHICH CAN LEAD TO STRUCTURAL FAILURE AND/OR UPROOTING OF TREES. SHALL BE DIRECTED AT THE LIMITS OF CLEARING AND GRADING ADJACENT TO THE TREE PRESERVATION AREAS AS SHOWN ON THE PHASE 1 & 2 EROSION AND SEDIMENT CONTROL SHEETS.
10. SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 50 FEET. SIGNS SHALL ALTERNATE BETWEEN ENGLISH AND SPANISH.
11. POOR CONDITION TREES. TREES DESIGNATED POOR CONDITION IN THE APPROVED TREE CONSERVATION PLAN ARE SUBJECT TO ADDITIONAL INSPECTION, REMOVAL, PRUNING OR OTHER ARBORICULTURAL PRACTICES AT TIME OF INITIAL LAND CLEARING PHASE.

ARBORIST MONITORING SCHEDULE

MONITORING. NO ARBORIST MONITORING REQUIRED ON SITE. PROJECT ARBORIST MAY BE REQUESTED BY DIRECTOR OR SITE INSPECTOR SHOULD IT BE DEEMED NECESSARY. THE PERMITTEE SHALL ACTIVELY MONITOR THE CONSTRUCTION SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN AREAS SHOWN PRESERVED OUTSIDE THE LIMITS OF CLEARING.

TREE CONSERVATION PLAN - PHASING

PRE-CONSTRUCTION

1. PRIOR TO THE PRE-CONSTRUCTION MEETING THE LIMITS OF CLEARING SHALL BE FLAGGED ON SITE.
2. AREAS SHOWN ON THE APPROVED PLANS TO BE PRESERVED THAT DO NOT CONTAIN SIGNIFICANT VEGETATION SHALL BE REVIEWED ON SITE. IF WARRANTED, APPROVAL FROM THE DIRECTOR FOR AN EXCEPTION FROM PRESERVATION AND PROTECTION REQUIREMENTS SHALL BE DETERMINED AT THIS TIME.
3. TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS.
4. IF DURING THE PRE-CONSTRUCTION WALK-THROUGH, OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SPECIES AS A STRUCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE FELLEED TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.
5. IF DEMOLITION OF EXISTING SITE FEATURES IS TO OCCUR NEXT TO TREES TO BE PRESERVED, TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE A DEMOLITION PERMIT CAN BE ISSUED.

INITIAL LAND CLEARING OPERATIONS

1. TREE PROTECTION DEVICES. THE ABOVE AND BELOW-GROUND PORTIONS OF ALL VEGETATION SHOWN ON APPROVED PLAN TO BE PRESERVED WITHIN AND CONTIGUOUS TO THE SITE SHALL BE PROTECTED. PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING WITH HEAVY EQUIPMENT AS SPECIFIED IN THE APPROVED TREE CONSERVATION PLAN.
2. ROOT PRUNING. PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS WHERE CALLED FOR IN THE APPROVED TREE CONSERVATION PLAN. (SEE TREE PRESERVATION NARRATIVE FOR TREE PRESERVATION PLAN PROVIDED).
3. TREES ON THE EDGE OF THE LIMITS OF CLEARING "HAND REMOVALS" SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER.
4. TREES APPROVED TO BE REMOVED BY URBAN FOREST MANAGEMENT STAFF DURING PRE-CONSTRUCTION WALK-THROUGH SHALL BE REMOVED IN CONJUNCTION WITH THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATION.
5. ONCE CLEARING IS COMPLETED AND PROTECTIVE DEVICES INSTALLED ACCORDING TO THE APPROVED PHASE 1 EROSION AND SEDIMENT CONTROL PLAN, AN INSPECTION SHALL BE REQUESTED BY THE PERMITTEE. THE PHASE 1 CLEARING AND EROSION AND SEDIMENT CONTROL DEVICES SHALL BE APPROVED BY THE DIRECTOR BEFORE ADDITIONAL CLEARING BEGINS.

CONSTRUCTION PHASE

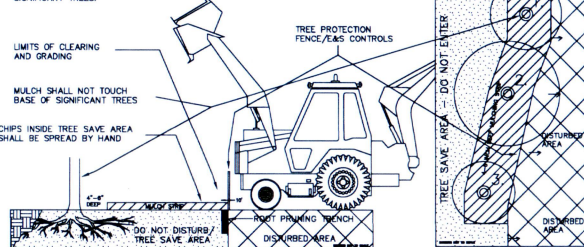
1. TREES AND FORESTED AREAS SHALL BE PROTECTED AND MANAGED DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS AND SITE SPECIFIC GUIDANCE PROVIDED WITHIN THE APPROVED TREE CONSERVATION PLAN NARRATIVE.
2. IN ADDITION TO PROTECTING TREES, THE PERMITTEE SHALL PROTECT ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN THE FORESTED AREAS DESIGNATED FOR PRESERVATION EXCEPT AS ALLOWED BY THE APPROVED TREE CONSERVATION PLAN AND NARRATIVE.
3. MONITORING. THE PERMITTEE SHALL ACTIVELY MONITOR THE CONSTRUCTION SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN AREAS SHOWN PRESERVED OUTSIDE THE LIMITS OF CLEARING.
4. TREE PROTECTION DEVICES SHALL BE MAINTAINED UNTIL ALL WORK IN THE ZONE HAS BEEN COMPLETED AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT THE CONSENT OF THE DIRECTOR. IF THE DIRECTOR DEEMS THAT THE PROTECTIVE DEVICES ARE INSUFFICIENT, INSTALLATION OF ADDITIONAL PROTECTIVE DEVICES MAY BE REQUIRED.
5. ANY DAMAGE INCURRED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWN TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY.
6. ANY PORTION OF THE TREE PRESERVATION AREA THAT IS DISTURBED WITHOUT PRIOR APPROVAL OF THE DIRECTOR SHALL BE MULCHED IMMEDIATELY WITH A MINIMUM OF 4-INCHES OF WOOD CHIPS OR OTHER SUITABLE MATERIAL, AS APPROVED BY THE DIRECTOR OR TREE CONSERVATION PLAN NARRATIVE.

INVASIVE SPECIES NOTES

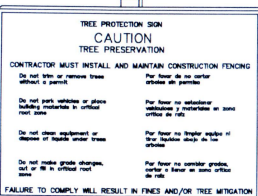
WYSTERA SHOULD BE CUT BACK FROM THE BASE OF TREES AFFECTED. BAMBOO SHOULD BE REMOVED TO THE GREATEST EXTENT POSSIBLE USING HAND REMOVAL AND HERBICIDE TREATMENTS.

MULCH STRIP DETAIL

1. SHREDED MULCH OR WOOD CHIPS SHALL BE INSTALLED IN DESIGNATED AREAS AT A DEPTH OF 4-6 INCHES IN A 10 FOOT STRIP EXTENDING FROM THE LIMIT OF THE CLEARING AND GRADING INTO THE TREE SAVE AREA.
2. HEAVY EQUIPMENT IS PROHIBITED FROM ENTERING THE TREE SAVE AREA TO DISTRIBUTE MULCH.
3. A LOADER OR SIMILAR OPERATING WITHIN THE LIMITS OF CLEAR AND GRADING MAY BE USED TO DUMP CHIPS OVER TREE PROTECTION FENCING AT LOCATIONS DETERMINED BY THE PROJECT ARBORIST.
4. MULCH DISTRIBUTION POINTS SHALL BE LOCATED AS TO MINIMIZE DAMAGE TO TREES TO BE PRESERVED, LOW HANGING BRANCHES, UNDERSTORY TREES AND SOIL CONDITIONS.
5. ONCE DEPOSITED MULCH SHALL BE SPREAD BY HAND WITHIN THE TREE SAVE AREA.
6. MULCH SHALL NOT TOUCH BASE OF TREES TO BE PRESERVED. MULCH SHALL BE KEPT AT LEAST 1 FOOT FROM BASE OF ALL SIGNIFICANT TREES.



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ARBOICULTURE FORESTRY CONSULTING
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Manassas, Virginia 20110
Tel (703) 331-3731 Fax (703) 331-1359



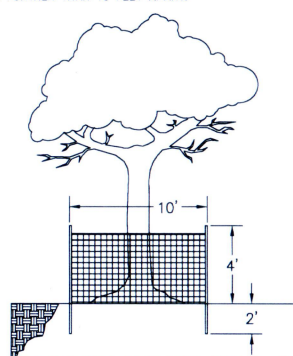
THE PERMITTEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT (50.2-METER) INTERVALS THAT CLEARLY STATES THAT TREES AND FORESTED AREAS MUST BE PROTECTED AND LEFT UNDISTURBED. FOR EXAMPLE, SUCH SIGNAGE COULD READ "TREE PROTECTION ZONE - KEEP OUT - OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS AND WORKERS." SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH; OR, SHALL BE POSTED IN ANY OTHER COMBINATION OF LANGUAGES THAT THE DIRECTOR DETERMINES NECESSARY. PROTECT TREES AND FORESTED AREAS. SIGNS SHALL REMAIN POSTED THROUGHOUT ALL PHASES OF CONSTRUCTION; SHALL BE ATTACHED TO THE TREE PROTECTION FENCING; AND, SHALL NOT BE NAILED OR IN ANY MANNER ATTACHED TO TREES OR VEGETATION TO BE PRESERVED.



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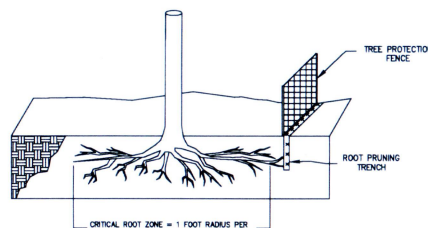
TREE PROTECTION FENCE DETAIL

TREE PROTECTION FENCING SHALL CONSIST OF 4 FOOT 14-GAUGE WELDED WIRE FENCE, ATTACHED TO 6 FOOT TALL T-POSTS DRIVEN 24 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.



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ROOT PRUNING DETAIL



- TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE
- TRENCH SHALL BE BETWEEN 18-24 INCHES DEEP
- TRENCH SHALL BE EXCAVATED USING AN AIR SPADE, VIBRATORY PLOW OR TRENCHER.
- TRENCH EXCAVATION SHALL BE IMMEDIATELY BACKFILLED.

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TARIQ KHAN PROPERTY
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

TREE PRESERVATION PLAN

DATE: 10/27/11
BY: APPLICATION
1/16/12 REVIEWED
6/27/12 REVIEWED
7/17/13 REVIEWED

PROJECT NO.

COMMONWEALTH OF VIRGINIA
ANTHONY MORSE
No.12.316
PROFESSIONAL SEAL

DATE: -- --2011
PROJECT COORDINATOR: SCHALLA, S. SHEKH
DESIGN: SSS DRAWN: CHND
SSS RB TM
SCALE: H: 1"=50' V: N/A
JOB NO: VA-10-114
FILE NO: 102-RZ-SCG
SHEET 9 OF 9

**RZ/FDP 2012 BR-003
TARIQ KHAN
PROFFER STATEMENT**

January 9, 2013

Pursuant to Section 15.32-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2012-BR-003, as proposed, for rezoning from the R-1 and WSPOD Districts to the PDH-2 and WSPOD Districts, Tariq Khan (the "Applicant"), for himself and his successors and assigns, hereby proffers that development of Tax Map Parcel 56-4((6))1 (the "Property"), containing approximately 1.8984 acres, shall be in accordance with the following proffered conditions:

1. Substantial Conformity. The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of nine (9) sheets prepared by Sanie Consulting Group, Inc., and dated December 8, 2011 revised through January 3, 2013, as further modified by these proffered conditions.
2. Final Development Plan Amendment. Notwithstanding that the CDP/FDP consists of nine (9) sheets and is the subject of Paragraph 1 above, it shall be understood that (i) the CDP shall consist of the entire plan relative to the general layout, points of access to the existing road network (subject to minor adjustments as required by VDOT), peripheral setbacks, the maximum number and type of units, limits of clearing and grading and the location and amount of open space on the Property; and (ii) the Applicant has the option to request Final Development Plan Amendment ("FDPA") approvals from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. Minor Modifications to Design. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP provided such changes are in substantial conformance with the CDP/FDP and proffers, and do not increase the total number of units, change the unit mix, decrease the minimum amount of open space or peripheral setbacks, or increase the limits of clearing and grading shown to be provided on the Property.
4. Maximum Density. A maximum of two (2) single family detached dwelling units at a maximum density of 1.05 dwelling units per acre shall be permitted on the Property. The Applicant reserves the right to develop fewer than this maximum number of units referenced in this paragraph without the need for a Proffered Condition Amendment ("PCA") application or CDPA/FDPA.

5. Fairfax Center Area (“FCA”) Road Fund. At the time of final site plan approval, the Applicant shall contribute to the FCA Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by Fairfax County Department of Transportation and/or DPWES.
6. Limits of Clearing and Grading. Development of the Property shall conform to the limits of clearing and grading shown on the CDP/FDP, subject only to the installation of utilities, trails and roadways, if necessary, as approved by DPWES. All limits of clearing and grading shall be protected by temporary wire fencing that is a minimum of four (4) feet in height, in accordance with County Urban Forestry Division standards (see below). Any necessary disturbance for utilities beyond that shown on the CDP/FDP shall be coordinated with the Urban Forester and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints, as determined by the Urban Forester. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of any and all utilities shall be replanted with the application of straw, mulch, grass seed and/or a mix of native vegetation as determined by the Urban Forester, to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by the Urban Forester.
7. Tree Preservation.
 - A. Plan. The Applicant shall contract with a certified arborist to prepare a tree preservation plan to be submitted as part of the first and all subsequent subdivision submissions. The plan shall be reviewed and approved by the Urban Forest Management Division in accordance with all applicable Code and Zoning Ordinance requirements, as such may be modified by appropriate approvals. The certified arborist responsible for the preparation of the tree preservation plan shall be referred to as the “Project Arborist.” Said tree preservation plan shall provide for preservation of specific quality trees or stands of trees within the tree save areas depicted on the CDP/FDP to the maximum extent reasonably feasible, subject to the potential installation of utilities, and to the maximum extent reasonably feasible without precluding the development of a single family home typical to this project on each of the building envelopes and lots shown on the CDP/FDP. The Urban Forester may require reasonable modifications of such plan to the extent these modifications do not alter the number of dwelling units shown on the CDP/FDP, reduce the size of the proposed units, significantly move their location on the lot,. The tree preservation plant shall consist of a tree survey which includes the locations, species, size, crown spread, and condition rating percent of all trees measuring ten (10) inch diameter at breast height (dbh”) or greater located within ten feet (10) inside and twenty-five (25) feet outside the limits of clearing areas depicted on the CDP/FDP. Additionally, included in the tree preservation plan shall be a condition analysis and rating for all trees

measuring ten (10) inch dbh or greater located within ten (10) feet of the inside and twenty-five (25) feet outside of the limits of clearing and grading for all tree buffer areas shown to be preserved on the CDP/FDP. The condition analysis shall be prepared using methods outlined in the latest edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching and fertilization.

- B. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying or potentially hazardous may be removed as part of the clearing operation with approval of the Urban Forest Management Division. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Tree Preservation Fencing. All trees and buffers shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall consist of four foot-high, 14-gauge welded wire, attached to six foot steel posts, driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be installed after the tree preservation walk-through meeting and prior to the performance of any clearing and grading activities on-site. All tree preservation activities, including the installation of tree protection fencing, shall be performed under the supervision of the Project Arborist and accomplished in a manner that does not harm existing vegetation to be preserved. Prior to commencement of any clearing and grading activities on-site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.
- D. Signage. Signage shall be surely attached to the protective fencing, identifying the tree preservation area and made clearly visible to all construction personnel. Signs shall measure a minimum of 10x12 inches and read: "TREE PRESERVATION AREA – KEEP OUT." Three days prior to the

commencement of any clearing, grading or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to ensure that all tree protection fencing has been installed properly.

- E. The HOA documents shall require that no structures (other than utilities, utility lines, and/or trails as provided herein above) or fences shall be erected in the tree save area, and that trees in HOA open space areas and the tree save area will not be disturbed except as approved by the Urban Forest Management Division for (i) the removal of disease, dead, dying or hazardous trees or parts thereof; and/or (ii) selective maintenance to remove noxious and poisonous weeds.
 - F. Tree preservation along the Northern boundary of the project shall preserve to the maximum extent possible.
- 8. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown illustratively on Sheet 5 of the CDP/FDP. At the time of planting, the minimum caliper for deciduous trees shall be two (2) to two and one-half (2 ½) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of subdivision plans for review and approval by the Urban Forester. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the approved CDP/FDP.
 - 9. Low-Impact Development (“LID”) Techniques. Supplementary innovative measures may be used on the subject Property, such as a bio-retention facility (rain garden) infiltration trenches, rain barrels, and/or grassy swales, subject to DPWES approval, to meet water quality requirements if necessary. In addition, a rain basket shall be installed in each lot to capture runoff and recycle rain water. Pervious materials shall be used in all driveways and patios and under any deck. Other approved BMP measures can be substituted as approved by DPWES, in general conformance with the CDP/FDP.
 - 10. Public Schools Contribution. At time of the issuance of the first building permit, the Applicant shall contribute to Fairfax County a maximum of \$9,738.00 for capital improvements to schools located within the pyramid serving the subject Property.
 - 11. Recreational Facility Contribution. The Applicant shall provide a contribution of \$2,679.00 to the Fairfax County Park Authority for fair share to offset impact on Park Authority recreational facilities (“Park Contribution”), plus the \$3,400.00 required by Sections 6-110 and 16-404 of the Zoning Ordinance for on-site recreational amenities and to address impacts to parks. Said Park Contribution shall be payable to the Fairfax County Park Authority at the time of subdivision plan approval and used entirely off-site

for development of park facilities in Fairfax Villa Park or within the service area of the subject property.

12. Garages and Driveways. The Applicant shall place a covenant on each residential lot that prohibits the use of the garage for any purpose which would preclude motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each home shall be a minimum of thirty (30) feet in length and eighteen (18) feet in width.
13. Architectural Elevations. Illustrative building elevations for the proposed units shall be generally consistent in character, as to architectural style, colors, and quality, with the conceptual elevations depicted on Sheet 2 of the CDP/FDP, as determined by DPWES. As determined by the Applicant, siding materials consisting of brick, stone and/or similar materials shall be provided. The materials and architectural style of the house and yard lights shall be compatible with the house in the cloisters as depicted on the CDP/FDP.
14. Energy Efficiency. All new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. Prior to issuance of the Residential Use Permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning (DZP) from a home energy rater certified through the Residential Energy Services network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for homes qualification.
15. Archaeological Studies. Prior to any land disturbing activities on that property identified among the Fairfax County tax records as (TAX MAP ID), Applicant shall conduct a Phase I archaeological study of the Application Property, and provide the results of such studies to the Heritage Resources Branch of the Fairfax County Park Authority ("Heritage Resources"). If deemed necessary by Heritage Resources, the Applicant shall conduct a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by Heritage Resources. The studies shall be conducted by a qualified archaeological professional approved by Heritage Resources, and shall be reviewed and approved by Heritage Resources. The studies shall be completed prior to subdivision plat recordation.
16. Escalation. All monetary contributions required by any proffer herein shall be adjusted by increases to the Consumer Price Index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics OR by increase to The Marshall and Swift Building Cost Index from the date of the Board of Supervisors' approval of this rezoning application to the date of site/subdivision approval.

17. Asbestos Containing Soils. If based on the soils analysis submitted as part of the site plan approval process, DPWES determines that a potential health risk exists due to the presence and associated disturbance of asbestos-containing soils on the Property, the Applicant shall:
- (A) Take appropriate measures as determined by the Fairfax County Health Department to alert all construction personnel as to the potential health risks; and
 - (B) Commit appropriate construction techniques as determined by DPWES in coordination with the Fairfax County Health Department to minimize this risk. Such techniques shall include, but not be limited to, dust suppression during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal.
18. Affordable Dwelling Units. Prior to the issuance of the first Building Permit for the single family detached units, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2%) of the value of all the units approved on the property. The one half of one percent (1/2%) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first Building Permit. The project sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area, in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.
19. Stormwater Management. If DPWES does not accept the proposed BMP or stormwater measures, Applicant will substitute other measures, subject to their approval that conform to the PFM in substantial conformance with CDP/FDP.
20. Sight Distance. Applicant will meet the sight distance requirements per VDOT standards for the proposed private street intersection with Shirley Gate Rd prior to site plan approval.
21. Conservation Areas. A Conservation Easement shall be placed on those areas shown as "conservation areas" on the CDP/FDP. The applicant shall disclose the fact that there are easements on this land to prospective purchasers in both the sales promotion literature and the sales contracts. The terms of those easements shall be included in the HOA documents, including the provisions that the conservation area will remain undisturbed, that clearing of the area is prohibited, that the dumping of yard or other debris is prohibited, that the location or construction of sheds, fences or recreation equipment is prohibited in these areas.
22. Private Street. The on-site private street shall be constructed in conformance with the Public Facilities Manual ("PFM") and shall be constructed of pervious materials as shown on the CDP/FDP and depth of pavement consistent with Sect. 7-0502 of the PFM, subject to any design modifications as to pavement and easement width and use of curb, that are approved by the Director of DPWES. The Homeowners' Association shall be

responsible for the maintenance of the on-site private street. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents.

23. Successors and Assigns. Each reference to “Applicant” in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant’s successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

By: _____
Tariq Khan

PROPOSED DEVELOPMENT CONDITIONS

FDP 2012-BR-003

January 9, 2013

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2012-BR-003 for residential development located at Tax Map 56-4((6))-1, on the east side of Shirley Gate Road approximately 600 feet north of the intersection of Park Drive, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan (FDP) entitled "Tariq Khan Property," prepared by Sanie Consulting Group, LLC, consisting of nine (9) sheets dated December 9, 2011, with revisions through January 3, 2013.
2. Prior to issuance of the first RUP, the applicant shall delineate the boundaries of the proposed conservation areas indicated on the FDP by the installation of fencing and/or signage along the boundaries of said areas with the proposed residential lots.
3. The proposed private street shall be located so as to avoid any conflict with the existing roadway drainage inlet on Shirley Gate Road, subject to the approval of VDOT.
4. Supplemental landscaping consisting of a mixture of evergreen and deciduous trees and shrubs shall be provided along the boundary between the residential lots and the conservation areas in order to physically separate these areas, as determined by Urban Forest Management (UFM).
5. Prior to the issuance of the demolition permit for the existing single-family dwelling, the applicant shall obtain a permit from the Fairfax County Health Department for the proper abandonment of the existing well on the application property.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.